

VACANT AND RECYCLED SCHOOL BUILDINGS

September 1983

Suffolk County Planning Department
H. Lee Dennison Building
Hauppauge, N.Y. 11788

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VACANT AND RECYCLED SCHOOL BUILDINGS - 1983

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Introduction

In the last decade the pace of public school closings has accelerated. This report documents the activity and provides a summary of the new uses of former schools.

· Peak Enrollements

There are 73 school districts wholly or partially within Suffolk County. If those school districts had never closed a school building, there would be 422 school buildings housing primary and secondary public education.

Of the 73 school dsitricts, only five districts registered a peak enrollment in the 1981-1982 school year indicating a possibility for growth in the future. The remaining 68 districts peaked prior to 1982 indicating declining enrollments for the future. Fifty-three districts peaked between 1970 and 1977.

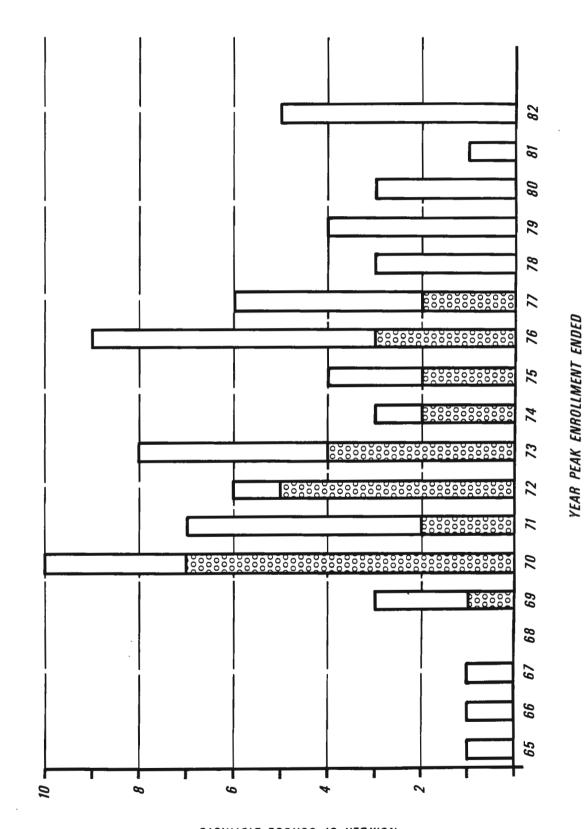
The following chart depicts the number of school districts by the year the peak enrollment ended. Two school districts, East Moriches which peaked in 1977 and 1978 and Southampton which peaked in 1970 and 1972, were included twice on the chart because of their double peaks.

The proportion of school districts that closed or recycled school buildings since 1965 have been shaded on the peak year chart. Of the 73 school districts, 28 school districts or 38.4% closed at least one and, in one case, as many as 11 school buildings since 1965. Appendix Table 1 contains the peak years and peak enrollments for the school districts.

BY YEAR PEAK ENROLLMENT ENDED NUMBER OF SCHOOL DISTRICTS

Number of School Districts with Vacant or Recycled School Buildings, September 1983

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Vacant and Recycled School Buildings

Since 1965, 69 or 16% of the school buildings built in Suffolk have been vacated, recycled or demolished. Table 1 indicates the distribution of the buildings by town. Smithtown and Huntington towns top the list with over 30% of the school buildings being used for other than their original intent.

Table 1
School Buildings in Suffolk County by Town:
Total Schools Built in School Districts, Number
and Percent of Buildings Vacant or Reused, 1983.

	Schools	Vacant or	Total Schools	% Vacant
Town	In Use	Reused Schools	Built in S.D.	& Recycled
Babylon	54	9	63	14.3
Brookhaven	91	5	96	5.2
East Hampton	9	0	9	0.0
Huntington	47	22	69	31.9
Islip	80	12	92	13.0
Riverhead	13	0	13	0.0
Shelter Island	1	0	1	0.0
Smithtown	31	19	50	38.0
Southampton	15	1	16	6.3
Southold	13	0	13	0.0
Suffolk County	354	68	422	16.1

Appendix Table 2 contains the total school buildings built and the number and percent of buildings vacant or reused by school district as of September, 1983.

Table 2 contains as detailed list of the 28 school districts that have closed schools since 1965. The number of schools closed as well as the years the schools were closed have been included. The majority of the schools were closed after 1976.

Table 2
Suffolk County School Districts with Number of Recycled School
Buildings by Peak Enrollment Year.

Year							YEAR	s sc	HOOL	BUI	LDIN	G CL	OSED)			
Peak		No. of	Prio	r													
Enrol lment		Schools	to														
Ended	School District	Closed	70	70	71	72	73	74	75	76	77	78	79	80	81	82	83
1969	South Huntington	3				1			1				1		_		
1970	Amityville (pt.)	1											1				
	Cold Spring Harbor (pt.)	1										1					
	Farmingdale (pt.)	1														1	
	Harborfields	4											1	1			2
	Hunt ington	8	1		2					1			1				3
	Southampton (also 1972)																
	West Babylon	1									1						
1971	Copiague	1											1				
	Deer Park	3												3			
1972	Brentwood	3												1		1	1
	Linderhurst	1															1
	North Babylon	1													1		
	Northport	1														1	
	Southampton (also 1970)	1										1					
1973	Commack	11						1		2			3	1	1	2	1
	East Islip	1													1		
	Elwood	1													1		
	West Islip	2											1		1		
1974	Hauppauge	2											1		1		
	Kings Park	2											1			1	
1975	Sayville	2											1	1			
	Smithtown	6								1	2	1				1	1
1976	Central Islip	2											2				
	Half Hollow Hills	5									1		2				2
	Three Village	2											1		1		
1977	Comsewogue	1														1	
	Middle Country	2															2
	TOTAL	69	1	0	2	1	0	1	1	4	4	3	17	7	7	8	13

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Disposition of Closed School Buildings

The school districts in Suffolk have disposed of excess school buildings in the same fashion as Nassau County. The Nassau County Planning Department compiled data comparable with the Suffolk data included in this volume. The Nassau data is current as of July 1983 and the Suffolk data's current as of September 1983.

The following table contains the disposition of the recycled buildings in the bi-county region.

Disposition	Number of	School I	Buildings
	Suffolk	Nassau	Region
Sold	29	29	58
Completely Leased	20	19	39
Retained by School District	5	8	13
Building Demolished, Property Retained			
by School District	0	2	2
Partly Lesed, Partly Retained	1	5	6
Vacant - Under Consideration by			
Board of Education	7	6	13
Vacant - For Sale or Lease	6	5	11
Under Constract, or in Negotiation			
for Sale	1	3	4
	69	77	146

There is a similarity between the two counties in the distribution by disposition. In each county the largest proportion of the schools have been sold with the next largest proportion leased.

Usage of Recycled Sold and Leased Buildings: Suffolk County Sold Leased Conference Center $\overline{1}$ 0 0 Housing 6 Office Building 4 1 2 0 Library 7 Private School 8 BOCES 0 9 2 1 YMHA & YMCA 2 Church 0 Town Hall/offices 3 0 Sr. Citizen Center 1 1 Not Determined 0 20

The largest proportion of the sold schools and an overwhelming majority of the leased school buildings have continued their use as an educational facility. Of the leased buildings, 17 of the 20 are reused as schools, 9 are leased by BOCES and 8 are private schools. The 3 remaining leased buildings are an office building, a YMCA and a Sr. Citizen Center.

Of the sold buildings, the second highest proportion are reused for housing, from condominiums to subsidized housing to a large dwelling.

Seven of the schools are now office buildings with three of those accommodating the Town Halls of Southamptn, Huntington and Islip. It should be noted that the majority of the reuse is for public services such as other schools, municipal offices, Senior Citizen centers, libraries and churches.

Appendix Table 3 contains detailed information by school district for each closed and reused school buildings in Suffolk County with the year closed and the disposition of the building.

Methodology

The data for this volume was gathered in September 1983 by telephone inquiries and, in the larger school districts, by letter. The total number of school buildings was extracted from the <u>Directory of Public Schools and Administrators</u>, New York State 1981-82 published by the State Education Department.

It is important to note that although this information is current as of September, 1983 the data is constantly changing. This information does, however, give the reader an idea of the magnitude of the closed schools and the variety of reuses.

APPENDIX

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Appendix Table 1 Suffolk County School Districts Peak Year and Enrollments Through 1981-82 School Year

School District	Peak Year(s)	Peak Enrollment
Amagansett - 3 Amityville - 6 Babylon - 1	1968-69 1969-70 1969-70	177 4,604 2,783
Bay Shore - 1	1970-71	7,475
Bayport-Blue Point - 5	1975-76	3,382
bayport blue forme	13/3 /3	3,302
Brentwood - 12	1971-72	22,155
Bridgehampton - 9	1965-66	418
Center Moriches - 33	1975–76	1,218
Central Islip - 13	1975-76	7,754
Cold Spring Harbor - 2	1969-70	2,291
Commack - 10	1972-73	15,215
Comsewogue - 3*	1976-77	5,844
Connetquot - 7	1977-78	10,515
Copiague - 5	1970-71	6,291
Deer Park - 7	1970-71	8,695
East Hampton - 1	1976-77	1,533
East Islip - 3	1972-73	7,716
East Moriches - 34	1977-78, 1976-77	583
East Quogue - 17	1976-77	332
Eastport - 11	1975-76	888
Elwood - 1	1972-73	4,642
Farmingdale - 22	1969-70	12,983
Fire Island - 14**	1970-71	52
Fishers Island - 4	1968-69	132
Greenport - 10	1966–67	979
Half Hollow Hills	1975-76	12 077
Hampton Bays - 5	1975-70	13,077 1,568
Harborfields - 6	1969-70	5,330
Hauppauge - 6	1973-74	7,909
Huntington - 3	1969-70	8,618
	1075 76	5 015
Islip - 2	1975-76	5,015
Kings Park - 5	1973-74	6,564
Laurel - 11	1978-79	83
Lindenhurst - 4	1971-72	11,370
Little Flower - 3	1972-73	117
William Floyd - 32	1981-82	8,851
Mattituck - 9	1977-78	1,404
Middle Country - 11	1976-77	16,730
Middle Island - 12	1981-82	7,921
Miller Place - 8	1980-81	2,557

*known as Port Jefferson Station prior to 1969-70
**known as Ocean Beach prior to 1974-75

Appendix Table 1 (Cont') Suffolk County School Districts Peak Year and Enrollments Through 1981-82 School Year

School District	Peak Year(s)	Peak Enrollment
Montauk - 6	1972-73	316
Mount Sinai - 7	1981-82	1,753
New Suffolk - 15	1972-73	33
North Babylon - 3	1971-72	10,237
Northport - 4	1971-72	9,801
Oyster Ponds - 2*	1970-71	137
Patchogue-Medford - 24	1978-79	11,026
Port Jefferson - 6	1970-71	2,923
Quogue - 3	1964-65	181
Remsenberg - 1	1971-72	181
Riverhead - 2	1974-75	4,586
Rocky Point - 9	1979-80	2,721
Sachem - 5	1979-80	20,683
Sag Harbor - 5	1975-76	771
Sagaponak - 10	1975–76	22
Sayville - 4	1974-75	5,120
Shelter Island - 1	1978-79	272
Shoreham-Wading River - 1	1979-80	2,271
Smithtown - 1	1974-75	15,004
South Country - 4**	1981-82	4,977
South Haven - 21	1978-79	86
South Huntington - 13	1968-69	11,837
South Manor - 21	1981-82	758
Southampton - 6	1971-72, 1969-70	1,881
Southold - 5	1972-73	1,153
Springs - 4	1973-74	368
Three Village - 1	1975-76	10,811
Tuckahoe - 13	1969-70	193
Wainscott - 2	1970-71	21
W. Babylon - 2	1969-70	7,586
W. Islip - 9	1972-73	9,589
Westhampton Beach - 2	1969-70	1,857
Wyandanch - 9	1974-75	2,781

^{*}known as Orient in 1970-71 and Orient and East Marion prior to 1969-70
**originally known as Bellport prior to 1975-76

Sources: Annual Educational Summaries and Surveys of Enrollment Staff and School Housing.

Appendix Table 2 School Buildings in Suffolk County by School District: Total School Buildings Built in School Districts, Number and Percent of Buildings Vacant or Reused, 1983

	Schools	Vacant or	Total Schools Built In	% Vacant
School District	In Use	Reused Schools	School Dist.	& Recycled
Babylon Town				
Amityville #6*	5	1	6	16.7
Babylon #1	3	0	3	0.0
Copiague #5	5	1	6	16.7
Deer Park #7	5	3	8	37.5
Farmingdale #22*	5	1	6	16.7
Lindenhurst #4	10	1	11	9.1
North Babylon #3	9	1	10	10.0
West Babylon #2	7	1	8	12.5
Wyandanch #9	5	0	5	0.0
Brookhaven Town				
Comsewogue #3	6	1	7	14.3
Center Moriches #33	2	0	2	0.0
East Moriches #34	1	0	1	0.0
Middle Country #11	12	2	14	14.3
Middle Island #12	6	0	6	0.0
Miller Place #8	4	0	4	0.0
Mount Sinai #7	2	0	2	0.0
Patchogue-Medford #24	11	0	11	0.0
Port Jefferson #6	3	0	3	0.0
Rocky Point #9	3	0	3	0.0
Sachem Central #5	16	0	16	0.0
South Country #4	6	0	6	0.0
South Haven #21	1	0	1	0.0
South Manor #21	2	0	2	0.0
Three Village #1	8	2	10	20.0
William Floyd #32	8	0	8	0.0
East Hampton Town				
Amagansett #3	1	0	1	0.0
East Hampton #1	3	. 0	3	0.0
Montauk #6	1	0	1	0.0
Sag Harbor *5	2	0	2	0.0
Springs #4	1	0	1	0.0
Wainscott #2	1	0	1	0.0
		0		0.0
Huntington Town				
Cold Spring Harbor #2*	3	1	4	25.0
Elwood #1	4	1	5	20.0
Half Hollow Hills #5	12	5	17	29.4
Harborfields #6	3	3	6	50.0
Huntington #3	7	8	15	53.3
Northport #4	10	1	11	9.1
South Huntington	8	3	11	27.3

*Includes schools in Nassau County

Appendix Table 2 (Cont'd) School Buildings in Suffolk County by School District: Total School Buildings Built in School Districts, Number and Percent of Buildings Vacant or Reused, 1983

Ochool Pionnich	Schools	Vacant or	Total Schools Built In	% Vacant
School District Islip Town	In Use	Reused Schools	School Dist.	& Recycled
Bay Shore #1	7	0	7	0.0
Bayport-Blue Point #5	5	Ŏ	5	0.0
Brentwood #12	17	3	20	15.0
Central Islip #13	6	2	8	25.0
Connetquot #7	11	0	11	0.0
East Islip #3	7	1	8	12.5
Fire Island #14	1	0	1	0.0
Hauppauge #6	6	2	8	25.0
Islip #2	5	0	5	0.0
Sayville #4	5	2	7	28.6
West Islip #9	10	2	12	16.7
Riverhead Town				
Little Flower #3	1	0	1	0.0
Riverhead #2	7	0	7	0.0
Shoreham-Wading River #1	5	0	5	0.0
Shelter Island Town				
Shelter Island #1	1	0	1	0.0
Smithtown Town				
Commack #10	11	11	22	50.0
Kings Park #5	5	2	7	28.6
Smithtown #1	15	6	21	28.6
Southampton Town				
Bridgehampton #9	1	0	1	0.0
East Quogue #17	1	0	1	0.0
Eastport #11	1	0	1	0.0
Hampton Bays #5	2	0	2	0.0
Quogue #3	1	0	1	0.0
Remsenburg-Speonk #1 Sag Harbor #5	1 2	0 0	1 2	0.0
Sagaponack #10	1	0	1	0.0 0.0
Southampton #6	3	1	4	25.0
Tuckahoe #13	1	0	1	0.0
Westhampton Beach #2	3	0	3	0.0
-	J	O	3	0.0
Southold Town	_		_	
Fishers Island #4	1	0	1	0.0
Greenport #10	2	0	2	0.0
Laurel #11	1	0	1	0.0
Mattituck-Cutchogue #9	4	0	4	0.0
New Suffolk #15	1	0	1	0.0
Oysterponds #2	1	0	1	0.0
Southold #5	3	0	3	0.0

School District & School	Year Closed	Disposition of Building
Town of Babylon Amityville S.D. #6 Park Elementary Park Avenue Amityville, N.Y.	1979	Administration Building for School District #6.
Copiague S.D. #5 Scudder Ave. Elementary 375 Scudder Ave. Copiague, N.Y.	1979	Vacant as of 9/83
Deer Park S.D. #7 Washington Memorial 220 Washington Ave. Deer Park, N.Y.	1980	Leased to BOCES
Lincoln Elementary 300 Park Ave. Deer Park, N.Y.	1980	Leased to BOCES
Deer Park Memorial Elementary 41 Homer Ave. Deer Park, N.Y.	1980	Was leased to BOCES until 1982. Now vacant (9/83)
Farmingdale S.D. #22 East Memorial Carmans Rd. East Farmingdale, N.Y.	1982	Building is sold for reuse as a conference center.
Lindenhurst S.D. #4 Kellum St. Elementary Kellum St. Lindenhurst, N.Y.	1983	Leased to BOCES III
North Babylon S.D. #3 Weeks Road Elementary Weeks Rd. North Babylon, N.Y.	1981	One wing leased to SUNY Farmingdale for Economic Opportunity Center; Other wing leased to SCCC.
West Babylon S.D. #2 West Babylon School 330 Great East Neck Rd. West Babylon, N.Y.	1977	Sold and is housing for the elderly

School District & School Town of Brookhaven	Year Closed	Disposition of Building
Comsewogue S.D. #3 Comsewogue School 51 Terryville Rd. Pt. Jefferson Sta., N.Y.	1982	Sold for reuse as office building
Middle Country S.D. #11 Selden Elementary Bicycle Path Selden, N.Y.	1983	Sold for reuse as Middle Country Public Library.
Wood Road School Wood Rd. Centereach, N.Y.	1983	Sold for reuse by Love Christian Assembly School
Three Village S.D. #1 Christian Ave. School Christian Ave. Stony Brook, N.Y.	1979	Sold and awaiting zoning change.
North Country Elementary Suffolk Ave. Stony Brook, N.Y.	1981	Leased to BOCES
Town of Huntington Cold Spring Harbor S.D. #2 East Side Elementary Goose Hill Rd. Cold Spring Harbor, N.Y.	1978	Building for sale. Temporary use for aerobics classes and office for Cold Spring Harbor Youth Center.
Commack S.D. #10 Marion Carll School 6350 Jericho Tpke. Commack, N.Y.	1974	Sold for use as branch of New York Institute of Technology.
South Ridge School Pashen La. Dix Hills, N.Y.	1976	Sold and may be removed for housing or used for health related facility
Grace L. Hubbs School Clay Pitts Rd. East Northport, N.Y.	1976	Used as District Administrative Center
Green Meadows Jr. H.S. Hauppauge Rd. Commack, N.Y.	1979	Sold to Y.M.H.A.

School District & School Town of Huntington (Cont'd)	Year Closed	Disposition of Building
Commack S.D. #10 (Cont'd) Greenfields Elementary Hauppauge Rd. Commack, N.Y.	1980	Sold to Y.M.H.A.
Long Acres Elementary Burr Rd. East Northport, N.Y.	1979	Leased to BOCES for offices
Winnicomac Elementary Kings Park Rd. Commack, N.Y.	1983	Sold to Congregation Etz Chaim Hebrew School
Smiths Lane Elementary 9 Smiths Lane Commack, N.Y.	1979	Leased to United Cerebral Palsy
Circle Hill Elementary Scholar Lane Commack, N.Y.	1982	Leased to United Cerebral Palsy
John F. Kennedy Jr. H.S. Scholar Lane Commack, N.Y.	1982	Vacant
Sagtikos School Pinewood Dr. Commack, N.Y.	1981	Leased to the Association for the Help of Retarded Children.
Elwood S.D. #1 Manor Plains Elementary 200 Little Plains Rd. Huntington, N.Y.	1981	Leased to BOCES III
Half Hollow S.D. #5 Sweet Hollow School Duryea Rd. Huntington, N.Y.	1977	Sold and rehabilitated for offices of the Inter-County Blood Bank.
Manasquan School 525 Half Hollow Rd. Huntington, N.Y.	1979	Administration offices for S.D. #5. For Sale
The Old Hills School 615 Deer Park Ave. Huntington, N.Y.	prior to 1979	Vacant

School District & School Town of Huntington (Cont'd)	Year Closed	Disposition of Building
Half Hollow S.D. #5 (Cont'd) The New Hills School 615 Deer Park Ave. Huntington, N.Y.	1983	Leased to Suffolk ACLD Community Programs Center of L.I. Y.M.C.A.
Taukomas School 31 Lee Avenue Huntington, N.Y.	1983	Leased to BOCES III, Multihandicapped program
Harborfields S.D. #6 Broadway Elementary Broadway Greenlawn, N.Y.	1979	Reuse for Harborfields Public Library
Little Neck Elementary Little Neck Rd. Huntington, N.Y.	1980	Sold to Centerport Methodist Church
Little Plains Elementary 25 Little Plains Rd. Huntington, N.Y.	6/83	Leased to the Montessori School, Rainbow Chimes Nursery School, and the Huntington Arts League
Washington Drive Elementary 95 Washington Dr. Centerport, N.Y.	6/83	No determination as to disposition of school (9/83)
<pre>Huntington S.D. #3 Robert L. Simpson Jr. H.S. Main St. Huntington, N.Y.</pre>	1976	Sold to Huntington Town for Town Hall.
Kindergarden School 300 Broadway Huntington, N.Y.	Approx. 1965 Sold 1973	Originally reused as administration building. Owned by an industrial company.
Lincoln Elementary East 9th St. Huntington Station, N.Y.	1971	The building was sold and is converted to subsidized housing.
Nathan Hale Elemenatry Bay Avenue Huntington, N.Y.	1983	The building was sold and will be condominiums
Village Green Elementary Park Avenue Huntington, N.Y.	1983	Sold to the Town of Huntington for offices and the New Community Cinema

School District & School Town of Huntington (Cont'd)	Year Closed	Disposition of Building
Huntington S.D. #3 (Cont'd) Woodbury Avenue Elem. Woodbury Avenue Huntington, N.Y.	1971	The building was sold and is now the Huntington Christian School
Woodhull Elementary Woodhull Rd. Huntington, N.Y.	1979	Currently used as Administration Offices
Robert J. Toaz Jr. H.S. Nassau Rd. Huntington, N.Y.	1983	Sold to Touro College Law School
Northport S.D. #4 Larkfield Elementary Dickenson Ave. East Northport, N.Y.	1982	Vacant, For Sale.
South Huntington S.D. #13 Beverly Hill Elementary Beverly Rd. Huntington Station, N.Y.	1979	Leased to Huntington Cablevision
Central Elementary 31 Walt Whitman Rd. Huntington Station, N.Y.	1975	Sold for use as office building
Pidgeon Hill Elementary Pidgeon Hill Rd. Huntington Station, N.Y.	Approx. 1972 Vacated 1978	Leased to Adelphi University for branch college
Town of Islip		
Brentwood S.D. #12 South Elementary Paradise Lane Brentwood, N.Y.	1980	Vacant - Used for Storage
Village Elementary School Third Avenue Brentwood, N.Y.	1982	Will be administration complex for S.D. #12
East 10th Grade Center	1983	Vacant
Central Islip S.D. #13 Cordello Ave. Elementary Cordello Ave. Central Islip, N.Y.	1979	Leased to BOCES

School District & School Town of Islip (Cont'd)	Year Closed	Disposition of Building
Central Islip S.D. #13 (Cont'd) Anthony Alfano Elementary Wheeler Rd. Central Islip, N.Y.	1979	Leased to Head Start and Union Hispanica
East Islip S.D. #3 East Islip Jr. H.S. 255 Main St. East Islip, N.Y.	1981	Sold for reuse as condominiums and apartments
Hauppauge S.D. #6 Honeyhollow Elementary Old Willets Path Hauppauge, N.Y.	1979	Tentatively sold to realty corp. for condominium housing
Whiporwhill Elementary Hoffman Lane Hauppauge, N.Y.	1981	Used for storage and continuing education. For lease.
Sayville S.D. #4 Greene Ave. Elementary Greene Ave. Sayville, N.Y.	1979	Leased to BOCES
Sayville Jr. H.S. Johnson ave. Sayville, N.Y.	1980	Leased to Town of Islip for Islip Recreation Dept. & Sr. Citizen Center
West Islip S.D. #9 Higbie Lane School Higbie Lane West Islip, N.Y.	1979	Sold for use as Sr. Citizen Center
Southgate Elementary Pine Avenue West Islip, N.Y.	1981	Vacant
Town of Smithtown Kings Park S.D #5		
Indian Head Elementary Off Fifth Ave. Kings Park, N.Y.	1979	Vacant, For Sale
R. J. Osgood Elementary Kohr Rd. Kings Park, N.Y.	1982	Administration offices for S.D. #5; partially rented

School District & School Town of Smithtown (Cont'd)	Year Closed	Disposition of Building
Smithtown S.D. #1 Sweet Briar Elementary Juniper Ave. Smithtown, N.Y.	1977	Sold to Gospel Tabernacle Church
Head of the River Elementary Hollywood Drive Smithtown, N.Y.	1977	Sold to Suffolk Child Development Center
Mills Pond Elementary Moriches Rd. St. James, N.Y.	1982	Lutheran H.S.
Meadow Glen Elementary Landing Meadow Rd. Smithtown, N.Y.	1978	Leased to S.C.D. Center
Nissequogue Elementary Moriches Rd. St. James, N.Y.	1976	Sold and is converted to housing
New York Ave. Jr. H.S. New York Ave. Smithtown, N.Y.	1983	Vacant
Town of Southampton		
Southampton S.D. #6	1978	Sold and used as
Southampton Jr. H.S. 116 Hampton Rd.	19/0	Sold and used as Southampton Town Hall.
Southampton, N.Y.		

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